

Comprehensive Plan Subcommittee
Wednesday, January 4, 2005

Attendees:

Town Staff-
Al Salzman

APC Comprehensive Plan Subcommittee-
Ginny Kelleher
Jim Peyton
Ron Thomas
Gloria Del Greco
Carolyn Stevenson

Graystone Development-
Sheldon Phelps
Dan Schiffhauer
Ann Thorvik
Jim Shinaver

Sheldon Phelps introduced the revisions to the proposed Andover North PUD. He stated that there was no change in the number of units proposed (254), and that additional amenities had been added. He discussed the calculation of the open space within the proposal and provided a comparison to the Centennial development. He stated that he was willing to modify some of the architectural standards proposed at the request of the committee.

Dr. Ginny Kelleher identified a series of concerns with the construction of the proposed PUD document. She suggested revisions to the text in several sections. Sheldon Phelps agreed to make the majority of the text changes suggested.

Dr. Kelleher identified some issues that Sheldon Phelps did not immediately agree to change. Sheldon Phelps stated that he would likely comply with the suggestions, but needed some time to verify that it was possible to address the following items:

1. A larger minimum dwelling size within the K-1 lots was requested;
2. "Full-wrap" or "360-degree" architectural features were requested on the K lots;
3. Architectural and development standards for the proposed clubhouse were requested;
4. A request was made to improve the phasing standards to ensure that K lots were developed at a similar pace to the other lot types;
5. A request was made to provide for several amenities early on in the construction of the development to ensure immediate availability;

6. A request was made to address fence location concerns relative to the L lots, as the setback language could create a situation where fences would render side yards useless.
7. A request was made to confirm that the proposed 10-foot building separation between structures on L lots met with WFD approval.

Dr. Kelleher asked Town staff to review the proposed definitions to ensure functionality, and to review and confirm the proposed streetscape standards were acceptable to WPWD.

The meeting was opened to the public for comment, and Dr. Bob Currie stated several concerns. He stated that he still did not believe the proposal represented a valid PUD application, and that it failed to meet at least six of the seven criteria for a PUD. He also stated that he believed the property was not under a single control.

Art Huser, an abutting property owner, stated that he agreed with Dr. Currie.

Ron Morris, an abutting property owner, asked if the developer had secured an access agreement that would allow residents to make use of recreation fields located on the proposed church site. Jim Shinaver stated that the developer was in negotiations with the church, and that they were waiting for final approval from the church's board.